

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, FEBRUARY 22, 2022

VIA TELECONFERENCE

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on February 22, 2022 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on February 22, 2022 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

Order of Business

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
 - i. Staff Presentation
 - ii. Applicant Presentation
 - iii. Questions from Members
- e. Recess for 30 minutes
- f. Consideration of dockets
- g. Public Comment
 - i. Rebuttal by Applicant
 - ii. Questions from Members
 - iii. Voting
- h. Adjournment

Minutes

1. Adoption of the minutes of the February 8, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 002/22**

Applicant(s): Corinna L. Chaney and Michele Maso

Request: Zoning change from an HU-RD2 Historic Urban Two-Family District to an HU-RM1 Historic Urban Multi-Family Residential District

Overlay zoning district(s): None

Property description: Square 249, Lot 1, in the Fourth Municipal District, bounded by Washington Avenue, Baronne Street, Carondelet Street, and Sixth Street

Municipal address(es): 1720-1722 Washington Avenue

3. **Zoning Docket 011/22**

Applicant(s): City Council Motion No. M-21-366

Request: Amendment to the text of the Comprehensive Zoning Ordinance to provide that within the boundaries of Louis Armstrong Park, any permitted conditional use otherwise allowed in the OS-R Regional Open Space District, as provided in Article 7, must be determined to be ancillary to the Park's past and present uses to be allowable. The City Planning Commission is authorized to consider text changes to Article 7, amending Article 18 to create a new overlay zoning district, and/or through a map amendment that would rezone all or a portion of Armstrong Park, namely the boundaries of Congo Square to an OS-N Neighborhood Open Space District.

4. **Zoning Docket 013/22**

Applicant(s): Cal-Cal Properties, LLC

Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

Overlay district(s): None

Property description: Square 729, Lot F-1, in the Third Municipal District, bounded by Gallier Street, North Claiborne Avenue, Congress Street, and North Derbigny Street

Address(es): 1633-1635 Gallier Street

5. **Zoning Docket 014/22**

Applicant(s): DNL, LLC

Request: Conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District

Overlay district(s): Magazine Street Use Restriction Overlay District; CPC Character Preservation Corridor Design Overlay District

Property description: Square 223, Lots 14 and 15-A, in the Sixth Municipal District, bounded by Magazine Street, Amelia Street, Camp Street, and Peniston Street

Address(es): 3701-3711 Magazine Street

6. **Zoning Docket 015/22**
Applicant(s): Frenchmen Decatur, LLC
Request: Conditional use to permit a hotel over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District
Overlay zoning district(s): AC-1 Arts and Culture Diversity Overlay District
Property description: Square 5, Lots A, E, and F, or Lot D and an undesignated lot, in the Third Municipal District, bounded by Decatur Street, Frenchmen Street, Chartres Street, and Esplanade Avenue
Municipal address(es): 1407-1411 Decatur Street and 500-504 Frenchmen Street
7. **Subdivision Docket 002/22**
Applicant(s): Angel Davis
Request: Re-subdivide Lot 1A into Lots 1A1 and 1A2
Property Description: Square 866, Third Municipal District, bounded by Piety Street, North Rampart Street, Louisa Street, and North Prieur Street
Municipal address(es): 1839 Louisa Street
8. **Subdivision Docket 003/22**
Applicant(s): JEC Development, LLC
Request: Re-subdivide Lot L-13 into Lots L-13-A and L-13-B
Property Description: Square 5033, Third Municipal District, bounded by Mexico Street Franklin Avenue, Allen Toussaint Boulevard and Painters Street
Municipal address(es): 6221-6223 Painters Street

Business Recommended for Deferral

9. **Zoning Docket 012/22**
Applicant(s): City Council Motion No. M-21-435
Request: Amendment to the text of the Comprehensive Zoning Ordinance to create a definition and/or use standards for an "accessory dwelling unit" and to consider modifying the definition and/or use standards for an "accessory structure" to increase housing opportunities citywide and to provide for the new construction of accessory dwelling units and/or the conversion of existing accessory structures to long term residential uses, to consider the addition of such to use tables in appropriate districts, to establish site design standards, and to make recommendations for any other amendments deemed necessary.
10. **Zoning Docket 016/22**
Applicant(s): City Council Motion No. M-21-475
Request: Amendment to the text of the Comprehensive Zoning Ordinance to make several minor amendments to the Comprehensive Zoning Ordinance as described in "Attachment A – Omnibus Minor CZO Amendment Proposal" as attached to City Council Motion No. M-21-475. Attachment A can be viewed on the City Planning Commission's website at www.nola.gov/cpc

11. **Zoning Docket 017/22**
Applicant(s): City Council Motion Nos. M-21-478, M-21-0479, M-21-480, M-21-481, M-21-482, M-21-483, and M-21-484
Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend:
- Article 4, Section 4.3.D.2 to require a Project Neighborhood Participation Program (project NPP) for any amendment to an approved conditional use (Motion No. M-21-478)
 - Article 15, Section 15.5 to require a Project Neighborhood Participation Program (project NPP) for any Institutional Master Plan (IMP) within an EC Educational Campus District and MC Medical Campus District (Motion No. M-21-479)
 - Article 15, Section 15.5 to require a Project Neighborhood Participation Program (project NPP) for any amendments to an Institutional Master Plan (IMP) within an EC Educational Campus District and MC Medical Campus District (Motion No. M-21-480)
 - Article 19, Section 19.3.C to require a Project Neighborhood Participation Program (project NPP) for the establishment of any interim zoning district (Motion No. M-21-481)
 - Article 18, Section 18.1 to require a Project Neighborhood Participation Program (project NPP) for the establishment of any overlay zoning district (Motion No. M-21-482)
 - Article 3, Section 3.2 to require a Project Neighborhood Participation Program (project NPP) for any major subdivision (a subdivision creating more than 5 lots and/or a street) (Motion No. M-21-483)
 - Article 4, Section 4.2.D.2 to require a Project Neighborhood Participation Program (project NPP) for any zoning text amendment (Motion No. M-21-484)
12. **Zoning Docket 018/22**
Applicant(s): KCT St. Thomas, LLC
Request: Conditional use to permit a neighborhood commercial establishment in an HURD2 Historic Urban Two-Family Residential District
Overlay district(s): Small Multi-Family Affordable Short Term Rental Interim Zoning District
Property description: Square 56, Lot F or portions of Lots 18 and 19, in the Fourth Municipal District, bounded by Eighth Street, Saint Thomas Street, Chippewa Street, and Seventh Street
Address(es): 601-605 Eighth Street and 3031-3033 Chippewa Street
13. **Zoning Docket 019/22**
Applicant(s): 747 St. Charles Ave Investment, LLC
Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District
Overlay district(s): Multi-Modal/Pedestrian Corridor
Property description: Square 218, Lots 1 and 2, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street

Address(es): 741-747 Saint Charles Avenue

14. **Zoning Docket 020/22**

Applicant(s): South Market Properties, LLC

Request: Conditional use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

Overlay zoning district(s): Multi-Modal/Pedestrian Corridor

Property description: Square 234, Lots Y and 25, in the First Municipal District, bounded by Baronne Street, Girod, Carondelet Street, and Julia Street

Municipal address(es): 704-714 Baronne Street and 828 Girod Street

15. **Property Disposition 002/22**

Consideration of the disposition of immovable property consisting of a public walkway on Square 14, Gentilly Woods, in the Third Municipal District, bounded by Mirabeau Avenue, Metropolitan, and Kendall Drives. An adjacent lot bears the municipal address of 4800 Metropolitan Drive.

16. **Property Disposition 003/22**

Consideration of the disposition of immovable property consisting of public walkway bisecting Squares 26 and 27, Oak Park Subdivision, in the Third Municipal District. The land runs between St. Bernard Avenue and Bancroft Drive. An adjacent lot bears the municipal address of 5101 Bancroft Drive.

17. **Property Disposition 004/22**

Consideration of the disposition of immovable property consisting of a public walkway, on Square G, Lakratt Tract, in the Third Municipal District, bounded by Tilbury Road, Forum Boulevard, and Beekman Road. An adjacent lot bears the municipal address of 14550 Tilbury Road.